

tempus court

GU1LDFORD
GU1 4SS

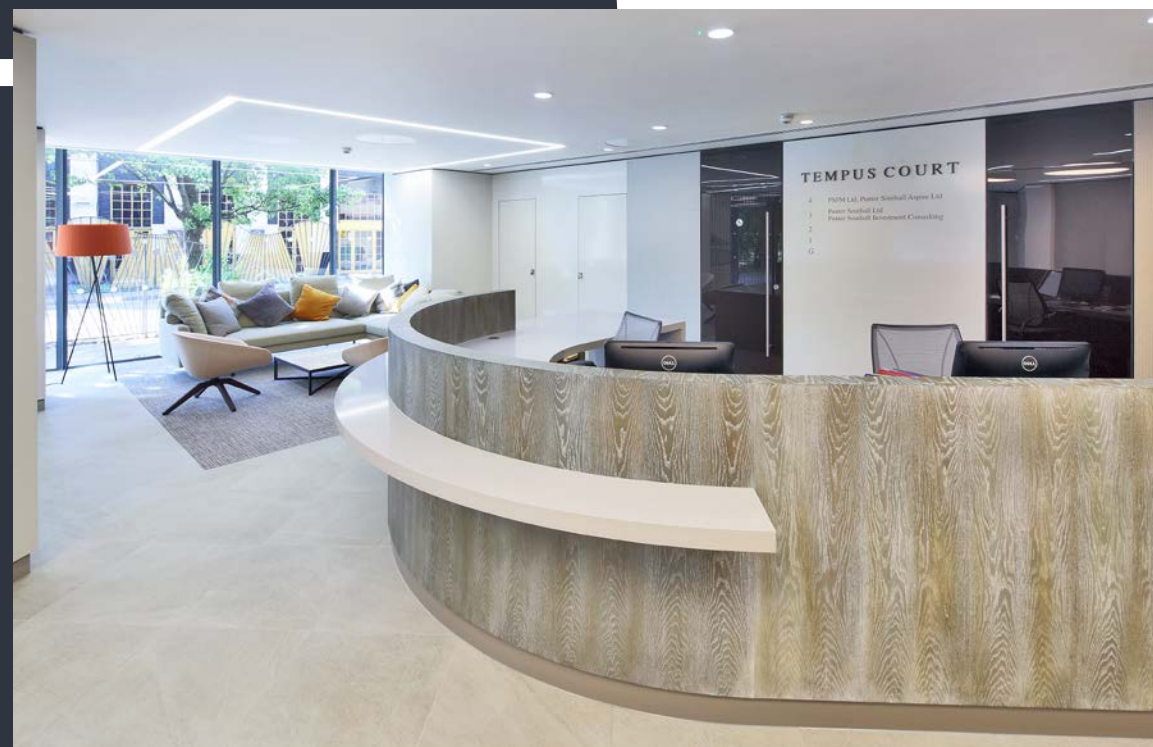
Newly-refurbished Grade A offices
available from 3,014 to 12,720 sq ft

tempuscourt.com





- stunning new reception
- new full-access raised floors
- new metal tiled suspended ceilings
- new LED lighting
- newly-refurbished WCs & showers
- air conditioning system
- 18 car parking spaces [1:706 sq ft]
- open plan office areas



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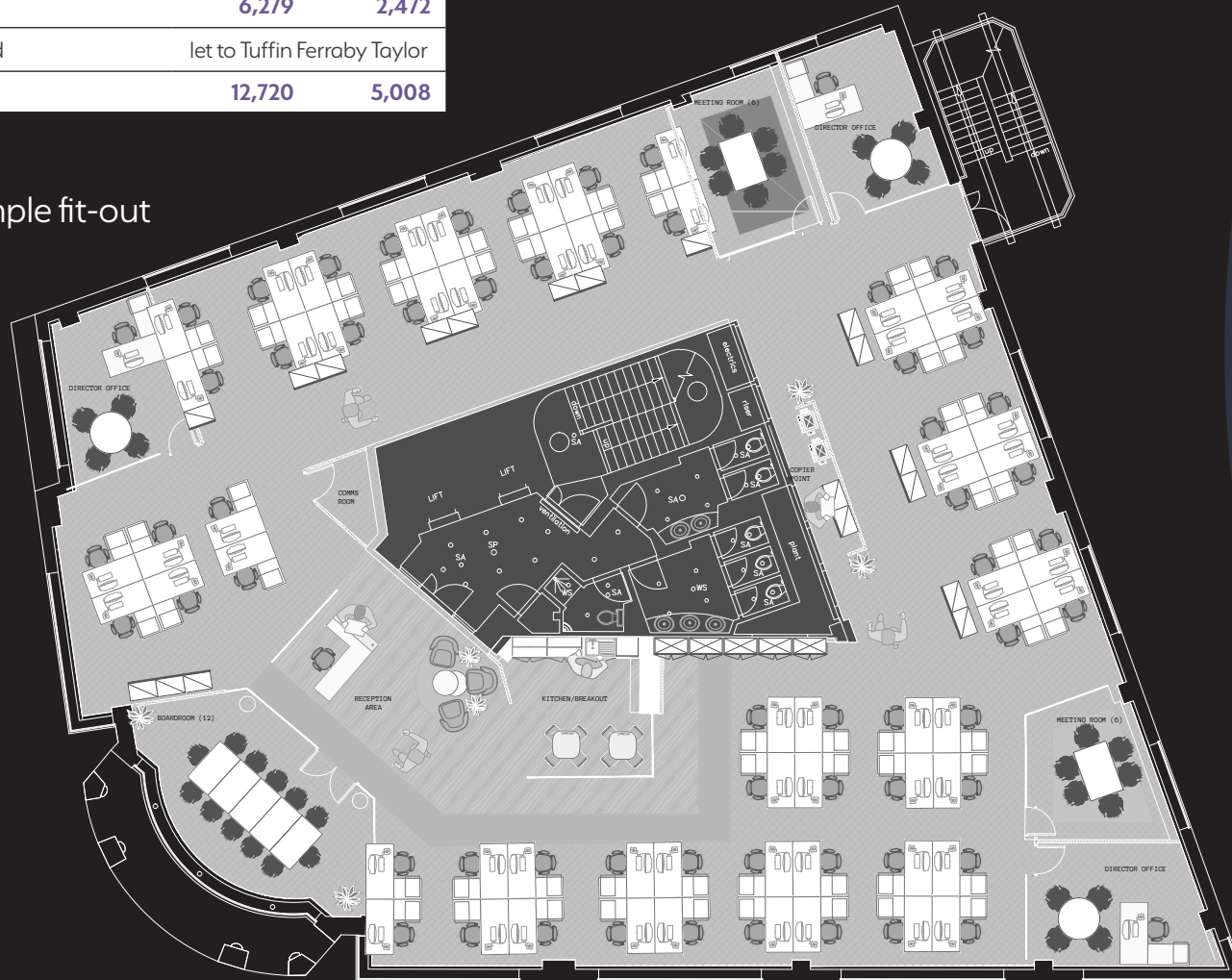
accommodation

Tempus Court is a flexible five-storey building, with open plan floors. Office space is available from 3,014 square feet

floor areas	sq ft	sq m
fourth	let to Punter Southall	
third	let to Punter Southall	
second	6,441	2,535
first	6,279	2,472
ground	let to Tuffin Ferraby Taylor	
total	12,720	5,008

- o 58 desks
- o 3 private offices
- o 2 six-person meeting rooms
- o 1 twelve-person board room
- o Breakout area / kitchen
- o Reception area
- o Storage and copy area

example fit-out



EPC

E:122

A copy of the certificate is available on request.

Terms

The property is available on a leasehold basis. Terms available on request.



cgi of possible fit-out

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GUILDFORD

Tempus Court is located on Onslow Street in Guildford town centre, and is within a five minute walk of the station.

Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.

Guildford is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes.

The town is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre.

Tunsgate Quarter (cgi)



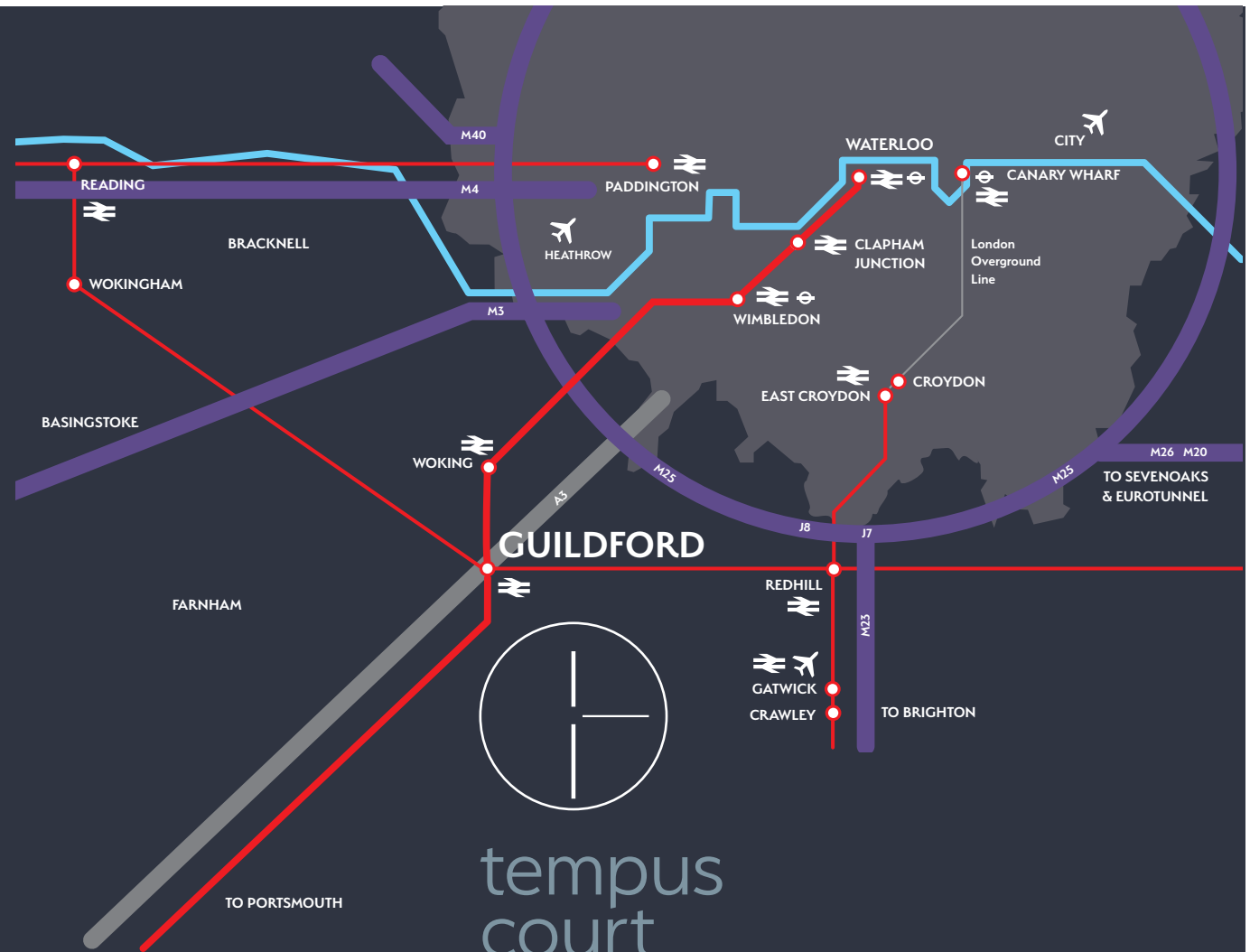


local occupiers

- 1 Punter Southall
- 2 Tuffin Ferraby Taylor
- 3 Stackhouse Poland
- 4 Electronic Arts
- 5 Sanofi
- 6 Pennington Manches
- 7 BDO
- 8 Clyde & Co
- 9 Semafone
- 10 Stevens & Bolton LLP

travel times / distances

	time minutes	distance miles
Car		
A3		1.1
M25 (Junction 10)		10
Heathrow Airport		22
Gatwick Airport		27
London		33
Rail		
London (Waterloo)	37	
Reading	37	
Gatwick Airport	40	
Portsmouth	59	



viewing

Strictly by appointment through the joint agents:

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London
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